CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 12-K-03-RZ Related File Number:

Application Filed: 11/10/2003 **Date of Revision:**

Applicant: HOLROB INVESTMENTS

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northeast side Fox Rd., southeast of Kingston Pike

Other Parcel Info.:

Tax ID Number: 143 111.01 OTHER: 131-165 Jurisdiction: County

Size of Tract: 14.26 acres

Accessibility: Access is via Fox Rd., a minor collector street with 50-60' of right of way and 20' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Single family detached subdivision Density: 5 du/ac

Sector Plan: Southwest County Sector Plan Designation: LDR and Slope Protection

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has been developed with rural residential uses under Agricultural zoning.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential) and A (Agricultural)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests: Portion of site was zoned RA in 2000.

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 12:05 PM Page 1 of 3

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.

APPROVE a density of 1 to 4 du/ac. (Applicant requested 5 du/ac.)

Staff Recomm. (Full): PR zoning at up to 4 du/ac will allow development of the property at a compatible scale and intensity to

the surrounding development and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposed PR zoning for the site is appropriate for the proposed single family detached

development.

2. The recommended density range of 1 to 4 du/ac (up to 57 units) is more compatible with surrounding

development than the proposed 5 du/ac (up to 71 units).

3. This section of Fox Road is designated for low density residential development by the sector plan, as

updated by the Fox Road Corridor Study.

4. The current RA zoning of most of the property will allow development at approximately 4 du/ac without the benefit of use on review approval. The recommended PR zoning will require MPC approval of a development plan as a use on review, as well as a concept plan, prior to any development of the property. During this review, potential issues such as drainage, lot layout, type of units and traffic can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. At the recommended density of 4 du/ac, approximately 570 vehicle trips per day could be added to Fox Rd. At the proposed density of 5 du/ac, approximately 710 vehicle trips per day could be added to Fox Rd.

3. At the recommended density of 4 du/ac, approximately 24 school aged children could be added to the school system. At the proposed density of 5 du/ac, approximately 30 school aged children could be added to the school system.

4. The impact on adjacent properties is minimal because the request is compatible with surrounding development and is similar in intensity to the existing zoning of the property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan, as amended by the Fox Road Corridor Study, proposes low density residential use for this site.

2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

3. This request could possibly lead to further requests for residential zoning on other nearby properties which are designated for low density residential use by the sector plan.

MPC Action: Approved MPC Meeting Date: 12/11/2003

Details of MPC action: APPROVE PR (Planned Residential) zoning.

APPROVE a density of 1 to 3 du/ac.

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 12/11/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

1/31/2007 12:05 PM Page 2 of 3

Date of Legislative Action: 1/26/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:05 PM Page 3 of 3